

# ***LUNENBURG PLANNING BOARD***

## ***TOWN OF LUNENBURG***

Emerick R. Bakaysa, Chair  
Joanna L. Bilotta-Simeone, Vice-Chair  
Thomas W. Bodkin, Jr., Clk.  
Robert J. Saiia, Mbr.  
Nathan J. Lockwood, Mbr.  
Marion M. Benson, Planning Director



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960 Massachusetts Avenue  
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Minutes  
October 24, 2011

Meeting Posted: Yes  
Place: Town Hall, 17 Main Street, Lunenburg, MA 01462  
Time: 6:30 PM

### **ROLL CALL:**

Present: Emerick R. Bakaysa, Joanna L. Bilotta, Thomas W. Bodkin Jr., Robert J. Saiia, Nathan J. Lockwood, Marion M. Benson

**INFORMATION MEETING: MASS PV1, LLC, 651 Chase Road:** See separate minutes.

### **COMMITTEE REPORTS:**

**MJTC-** No report.

**MRPC-** Meeting scheduled for October 25<sup>th</sup>.

**MRPC Energy Advisory Committee-** Ms. Benson awaiting final report.

**DPW Building Committee-** Walkthrough held October 13<sup>th</sup> to view ongoing construction. The Committee plans on doing bi-weekly walkthroughs.

**Capital Planning Committee-** Committee to meet October 27<sup>th</sup>. Departments have been providing Form B's, Five Year Plans, and Inventories to the Committee.

**School Reconfiguration Committee-** Presentation being prepared for an upcoming public hearing. Mr. Lockwood will confirm and provide date to Ms. Benson. Current goal is to present educational benefits of reconfiguration.

### **PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:**

**Mass PV1, LLC, 651 Chase Road-Solar Farm-** See Information Meeting minutes this date.

**Lunenburg Crossing-** RJ O'Connell & Associates, Inc., provided site inspection report noting signs, catch basins, pavement, handicap access, and refuse all meeting required level of maintenance.

**Sprint Nextel, 9 Chase Road-** Requesting Modification to Special Permit to swap existing antennas out for same quantity new antennas and swap out and add equipment cabinets within existing shelter. The Lunenburg Water District (landlord) has requested these improvements to ensure the continued technical and economic feasibility of the facility.

**Subsidized Housing Inventory Report-** The Town has 132 subsidized units. Mr. Bakaysa inquired as to percentage. Ms. Benson to provide figure. Mr. Lockwood inquired if programs available for bringing existing structures under affordable housing mandate or is this strictly new projects? Ms. Benson noted this all comes under DHCD (Department of Housing and Community Development).

**Summer Street-** Summer Street Revitalization Overlay District Bylaw to be placed on the December 5, 2011, Special Town Meeting Warrant. Comments have been requested from the Town Land Use Departments.

**Green Community Task Force-** Article to be placed on Town Warrant for December 5, 2011 Special Town Meeting for Town to be accepted as a Green Community. An Information Meeting will be held for the public. Date TBD.

**DEVELOPMENT STATUS REPORTS:**

**DPW Facility, Chase Road-** Weekly progress reports on file in Planning Office.

**Asian Imperial, 332 Massachusetts Avenue-** Will move forward with project – no starting date at this time.

**Emerald Place at Lake Whalom, 10 Lakefront-** Developer informed office that the General Manager is no longer required on site, due to progress of development. If any issues arise, contact will be made directly with the developers. Ms. Bilotta inquired if the beach will remain open during the winter months for snowmobiling, skating, etc. Ms. Benson noted private beach only open during summer months.

**Highfield Village, Mass Ave/Northfield Road-** Mr. Saiia attended MEPA (Massachusetts Environmental Policy Act) walkthrough conducted by the Executive Office of Energy and Environmental Affairs (EOEA). Project Engineer, Kent Oldfield reported that the EOEA appeared pleased with the design changes and noted that the project was well planned. MEPA report will be forthcoming. General Board consensus was Mr. Oldfield be requested to come before the Board to discuss project.

**Tri Town Landing-** Project has received State subsidy to build the third building of 33 units.

**UNFINISHED BUSINESS/OLD BUSINESS:**

**925 Massachusetts Avenue-** Fuel has been removed from tanks. Mr. Bodkin Jr. feels the next step would be for a letter to be sent to the mortgage holder asking his/her course of action. Mr. Saiia inquired as to how site affects Master Planning. Ms. Benson noted that the Master Planning does not deal with private properties.

**MEETING SCHEDULE:** No Master Planning workshop during the month of November. Planning Board meetings November 7<sup>th</sup> and 21<sup>st</sup> at Town Hall. November 21<sup>st</sup> meeting includes a Public Hearing for the Special Town Meeting Zoning Articles.

**MINUTES – APPROVAL:** Signed Executive 9-26-11, Motion Mr. Lockwood, Second, Mr. Saiia, Roll Call Vote, Mr. Saiia, aye; Mr. Lockwood, aye; Mr. Bodkin Jr., Ms. Bilotta, aye.

**ADJOURNMENT:** 8:30 PM